



AGENDA MEMO

CITY COUNCIL MEETING OF: DECEMBER 16, 2009

DEPARTMENT: PLANNING AND DEVELOPMENT

ITEM DESCRIPTION: ZON-36094 - APPLICANT/OWNER: CITY OF LAS VEGAS

**** CONDITIONS ****

The Planning Commission (6-0 vote) and staff recommend APPROVAL.

**** STAFF REPORT ****

PROJECT DESCRIPTION

The subject site contains an existing City Park on a 7.08 acre lot at 6320 Plaza Verde Place. The applicant is proposing a Rezoning from R-1 (Single Family Residential) to C-V (Civic). The existing zoning of R-1 (Single Family Residential) is not compatible with the existing PR-OS (Parks/Recreation/Open Space) land use designation. The proposed C-V (Civic) district will allow conformance with the existing land use designation of PR-OS (Parks/Recreation/Open Space) on the subject site. If denied, the zoning will remain inconsistent with the existing land use designation. Staff is recommending approval of the subject Rezoning application.

ISSUES

- The proposed Rezoning will allow conformance with the current land use designation of PR-OS (Parks/Recreation/Open Space).

BACKGROUND INFORMATION

| <i>Related Relevant City Actions by P&D, Fire, Bldg., etc and Property Sales</i> | |
|---|--|
| 03/05/71 | The Board of Commissioners approved a reclassification of property (Z-0021-71) generally located on the northeast corner of Smoke Ranch Road and Torrey Pines Boulevard from R-E (Residential Estates) to R-1 (Single Family Residential). Planning Commission and staff recommended approval. |
| 09/16/71 | The park was transferred to City ownership by means of dedication on the recorded subdivision map for Torrey Pines Park Unit 1. |
| 11/19/09 | The Planning Commission voted 6-0 to recommend APPROVAL (PC Agenda Item #11/gk). |
| <i>Related Building Permits/Business Licenses</i> | |
| 03/27/07 | A building permit (#7001304) was issued for Shade Structures at 6320 Plaza Verde Place. This permit was completed on 11/15/07. |
| <i>Pre-Application Meeting</i> | |
| A pre-application meeting was done internally, as the applicant is the City of Las Vegas. | |
| <i>Neighborhood Meeting</i> | |
| A neighborhood meeting is not required nor was one held. | |

| <i>Field Check</i> | |
|---------------------------|---|
| 10/15/09 | Staff conducted a field inspection and noted a well maintained city park. |

| <i>Details of Application Request</i> | |
|--|------|
| <i>Site Area</i> | |
| Net Acres | 7.08 |

| Surrounding Property | Existing Land Use | Planned Land Use | Existing Zoning |
|-----------------------------|--------------------------|--|---------------------------------|
| Subject Property | City Park | PR-OS (Parks/Recreation/Open Space) | R-1 (Single Family Residential) |
| North | Single Family Residence | L (Low Density Residential) | R-1 (Single Family Residential) |
| South | Single Family Residence | L (Low Density Residential) | R-1 (Single Family Residential) |
| East | Single Family Residence | L (Low Density Residential) | R-1 (Single Family Residential) |
| West | Single Family Residence | L (Low Density Residential) | R-1 (Single Family Residential) |

| <i>Special Districts/Zones</i> | <i>Yes</i> | <i>No</i> | <i>Compliance</i> |
|---|-------------------|------------------|--------------------------|
| Special Area Plan | X | | Y |
| A-O (Airport Overlay) District – 105 Feet | X | | Y |
| Trails | | X | N/A |
| Rural Preservation Overlay District | | X | N/A |
| Development Impact Notification Assessment | | X | N/A |
| Project of Regional Significance | | X | N/A |

ANALYSIS

This request would rezone the subject site from R-1 (Single Family Residential) to C-V (Civic), which will allow conformance with the existing PR-OS (Parks/Recreation/Open Space) land use designation. As the kinds of uses allowed in the proposed C-V (Civic) zone, including the existing city park, are consistent with the existing PR-OS (Parks/Recreation/Open Space) land use designation, staff is recommending approval of this request.

FINDINGS

In order to approve a Rezoning application, pursuant to Title 19.18.040, the Planning Commission or City Council must affirm the following:

1. **“The proposal conforms to the General Plan.”**

The proposed C-V (Civic) zoning district is consistent with the existing PR-OS (Parks/Recreation/Open Space) General Plan designation.

2. **“The uses which would be allowed on the subject property by approving the rezoning will be compatible with the surrounding land uses and zoning districts.”**

The uses allowed by the C-V (Civic) zoning district are compatible with the surrounding land uses and zoning districts.

3. **“Growth and development factors in the community indicate the need for or appropriateness of the rezoning.”**

The proposed Rezoning of the subject site will allow conformance with the existing PR-OS (Parks/Recreation/Open Space) land use designation.

4. **“Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed zoning district.”**

The site is accessed from Plaza Verde Place, a 51-foot Local Street. This thoroughfare is capable of accommodating the traffic flow for the proposed zoning district.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED

12

NOTICES MAILED

615 by City Clerk

APPROVALS

0

PROTESTS

1